



**US Army Corps  
of Engineers®**  
Nashville District

# Public Notice

Public Notice No. 04-30

Date: June 28, 2004

Application No. 200300914

Please address all comments to:  
Regulatory Branch, 3701 Bell Road, Nashville, TN 37214-2660

**SUBJECT:** Proposed Commercial Recreation Complex and Marina at Mile 0.5, Left Bank, Tellico River, in Monroe County, Tennessee

**TO ALL CONCERNED:** The application described below has been submitted for a Department of the Army Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 USC 1344)**. The bank stabilization and boat launching ramp activities included in this application have been previously authorized for purposes of Section 10 and Section 404 by existing Nationwide Permits 13 and 36, respectively, [January 15, 2002, Federal Register, Issuance of Nationwide Permits; Notice (67 FR 2020)].

**APPLICANT:** Eastern Band Cherokee Indians  
88 Council House Loop  
P.O. Box 455  
Cherokee, North Carolina 28719

**LOCATION:** Between Mile 0.2 and 1.0, left bank, Tellico River (Tellico Lake), near Vonore, in Monroe County, Tennessee, USGS Vonore-TN 7.5 Minute Series Quadrangle Map, Lat 35° 36' 07", Long 84° 12' 58". See Exhibits A-C.

**DESCRIPTION:** The Eastern Band Cherokee Indians (EBCI) proposes the construction of the Sequoyah Lodge and Lake Resort, a commercial/recreation complex, on approximately 40 acres of land at the subject location. Development would include construction of a 160-room lodge, a 140-room hotel, 108 quadruplex housing units, 46 shore cabins, 137 recreational-vehicle camp lots with a 20' wide by 50' long reinforced concrete boat launching ramp, 40,000 square feet of retail and restaurant space, kayak, canoe, and swimming center with fixed docks, and 785 parking spaces. In addition, EBCI proposes construction of a 100 double-slip marina and stabilization of 2,500' of eroding shoreline with riprap. The marina would consist of seven floating docks of varied lengths, a 12'x100' fuel dock, and a 12'x200' breakwater (Dock 1). Docks 2-4 would measure 86' in width while Docks 5-7 measure 66' in width. The main shoreline walkway, middle walks, and slip fingers would measure 8', 6', and 4', respectively. Riprap would be installed between Elevation (El) 820 and 804. A total of 631 cubic yards of riprap would be installed below Tellico Lake's normal summer pool (El. 813.0). The commercial/recreation complex would be phased development from 2004 to 2008.

Operation of the Sequoyah Lodge and Lake Resort is intended to generate revenue to support the continued operation and public education programs of the Sequoyah Birthplace Museum located on Highway 360 across from Fort Loudoun State Park. The proposed resort is projected to create about 100 near term and 500 long-term jobs. Other public benefits include improved fishing opportunities with the construction of a new public fishing pier and parking on a parcel immediately north of Highway 360 on the left descending bank of the Tellico River. The new fishing pier would be constructed of pressure-treated wood and measure 8' wide by 150' long (parallel to the shoreline) with a 5' wide by 60' long access walkway.

Plans of the proposed work are attached to this notice (Exhibits D-K).

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers (CE) is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the CE to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

TVA has prepared a draft EA to better understand the potential impacts of the proposed land use request and Section 26a permit application. The CE is a cooperating agency in this EA. The EA will be finalized before a final decision concerning issuance or denial of the requested Department of the Army Permit.

Seven recorded archaeological sites have been previously documented on the property (40MR266, 40MR562-567). However, none have been determined eligible for listing on the National Register of Historic Places (NRHP). A recent archaeological survey of the property did not identify the presence of any new cultural resources. TVA has consulted with the office of the State Historic Preservation Officer (SHPO) concerning this finding. By letter dated April 17, 2002, the SHPO concurred that no archaeological resources eligible for listing in the NRHP occurred within the project area. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the SHPO.

Based on available information, the proposed work will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination, and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

a. TVA approval under Section 26a of the TVA Act. In addition to other provisions of its 26a approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts. Finally, TVA must consider EBCI's application for conveyance of approximately 40 acres of Tellico Reservoir TVA public lands for the commercial recreation complex use.

b. The proposed bank stabilization and boat launching ramp activities must comply with the terms and conditions of the Tennessee Department of Environment and Conservation's (TDEC) General Permits for these activities established under the requirements of the Tennessee Water Quality Control Act of 1977 (T.C.A. § 69-3-101 et seq).

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before July 28, 2004, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attn: J. Ruben Hernandez, at the above address, telephone (615) 369-7519.



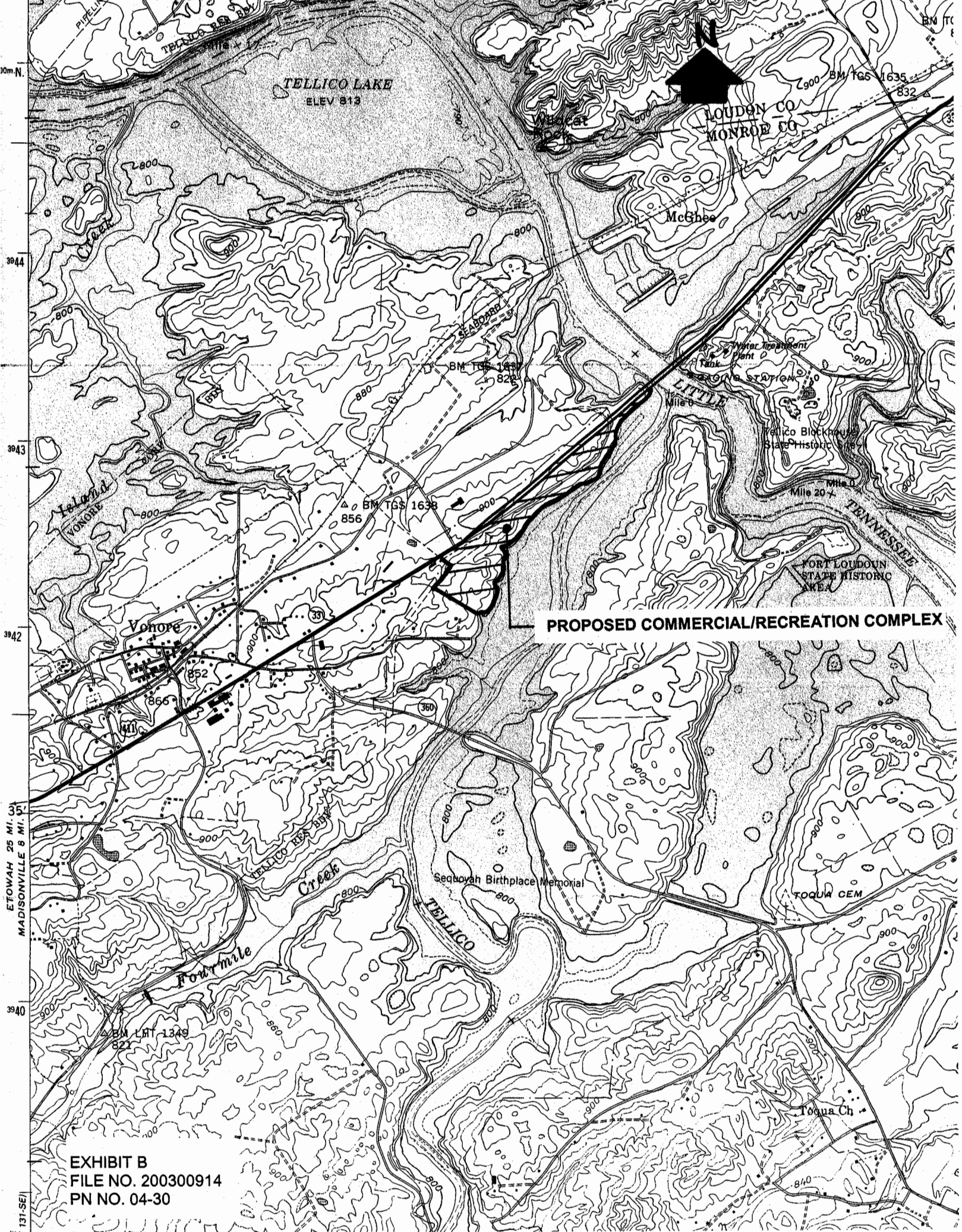


EXHIBIT B  
FILE NO. 200300914  
PN NO. 04-30

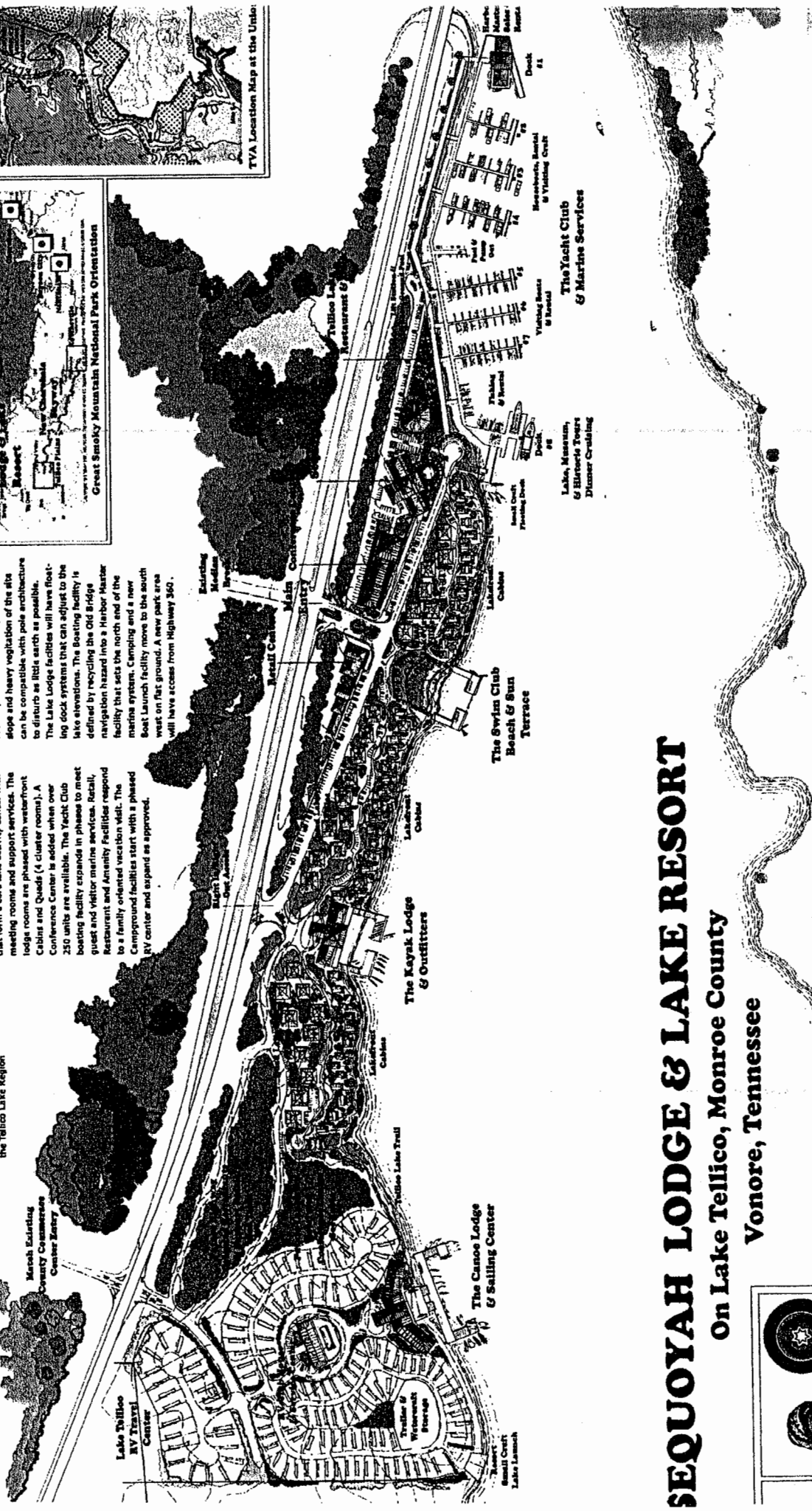
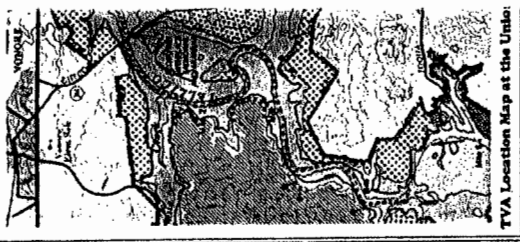
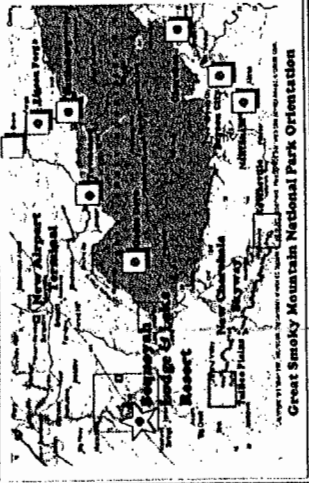


**Land Control of Lake Site**  
The project area consists of 40 acres that will be transferred by easement to the Eastern Band of the Cherokee Indians. The Sequoyah Birth Place Museum Board will be the Lessee to the Overhill Development Company.

**Development Partnership**  
Sequoyah Lodge and Lake Resort will work in partnership with the Sequoyah Birth Place Museum, TVA, Tellico Reservoir Dev. Authority and Fort Loudoun Park, to enhance Heritage Tourism and Economic Development to Monroe County & the Tellico Lake Region.

**Project Concepts**  
Develop a traditional waterfront lodge in the spirit of Lake Placid, Big Cedar or the clustering of the Bright Angel Lodge on the Grand Canyon. The project can be developed in phases as market demand and expansion of amenities require. The program follows a series of Lodges that form a core lake activity center with meeting rooms and support services. The lodge rooms are phased with waterfront Cabins and Quads (4 cluster rooms). A Conference Center is added when over 250 units are available. The Yacht Club boating facility expands in phases to meet guest and visitor marine services. Retail, Restaurant and Amenity Facilities respond to a family oriented vacation visit. The Campground facilities start with a phased RV center and expand as approved.

**Development Concepts**  
The approach to this unique sloping lake site is to "grade away" and let the site dictate development concepts. The site has already received its major disturbance with the old 411 corridor. The plan uses it for a primary access circulation. Existing 411 access points are adapted to the masterplan. The steep slope and heavy vegetation of the site can be compatible with pole architecture to disturb as little earth as possible. The Lake Lodge facilities will have floating dock systems that can adjust to the lake elevations. The Boating facility is defined by recycling the Old Bridge navigation hazard into a Harbor Master facility that sets the north end of the marina system. Camping and a new boat launch facility move to the south west on flat ground. A new park area will have access from Highway 360.



# SEQUOYAH LODGE & LAKE RESORT

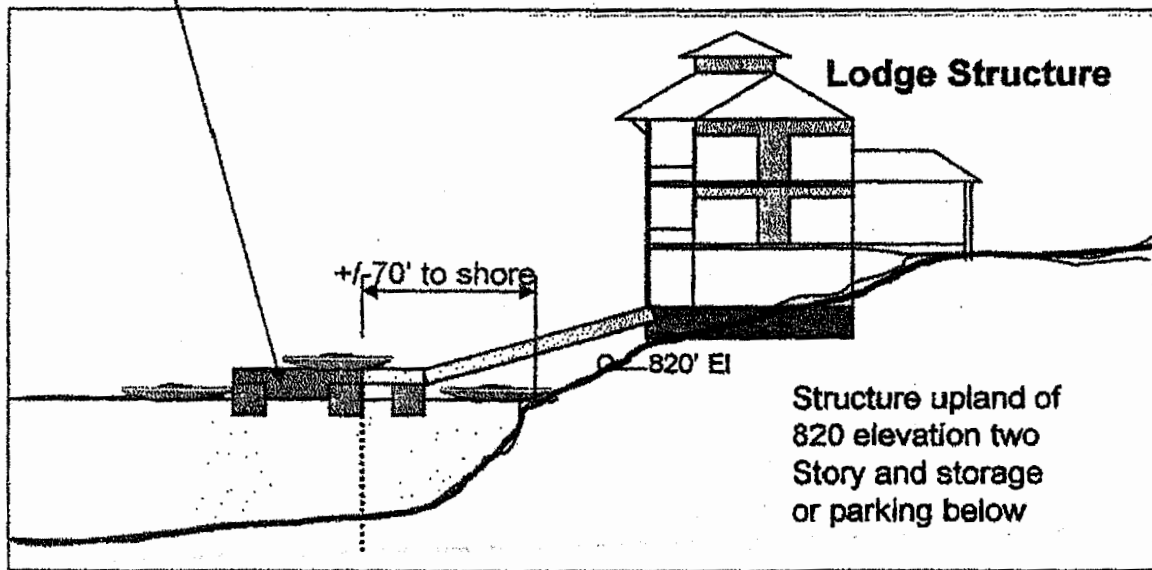
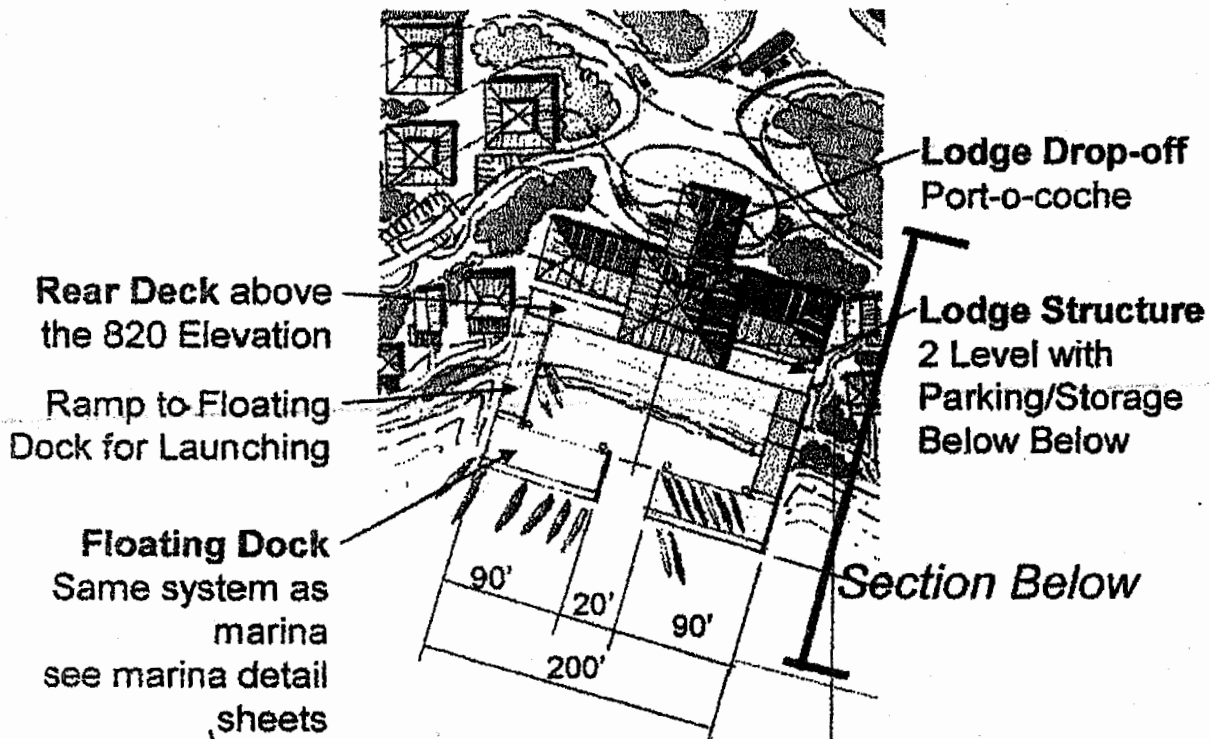
On Lake Tellico, Monroe County  
Vonore, Tennessee



Port Loudoun State Historic Park & Visitors Center

EXHIBIT C  
FILE NO. 200300914  
PN NO. 04-30

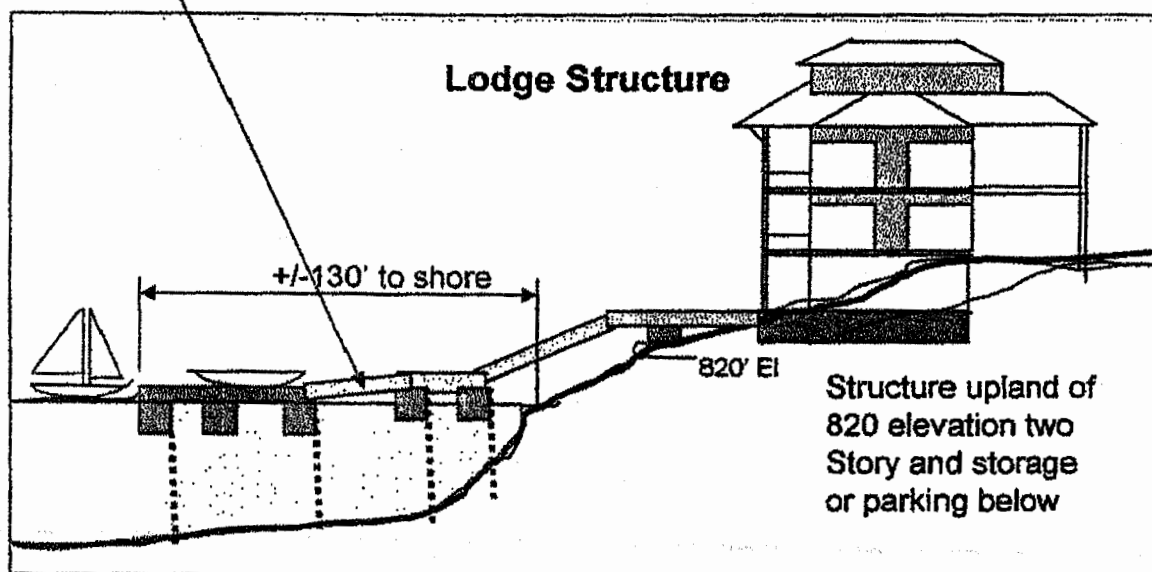
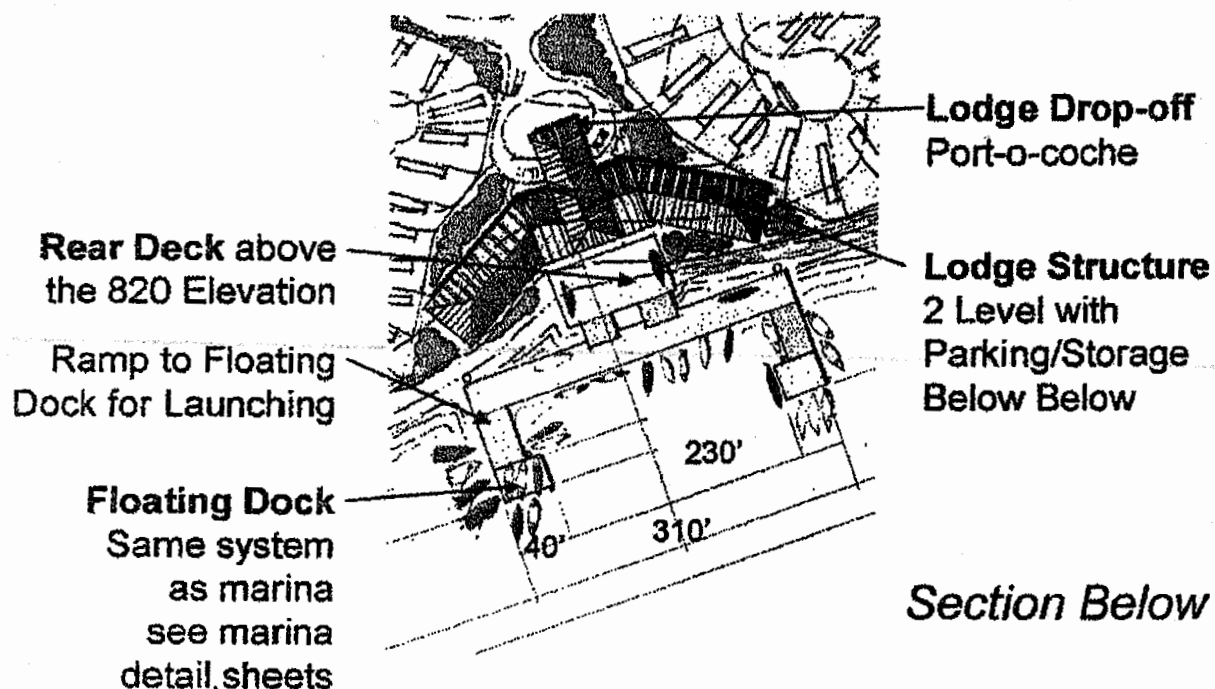
# Description of Kayak Center



**SEQUOYAH LODGE & LAKE RESORT - LAKE TELlico**  
 A project of the Eastern Band of the Cherokee Indians  
 & The Overhill Development Company

EXHIBIT D  
 FILE NO. 200300914  
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# Description of Canoe/Sail Center

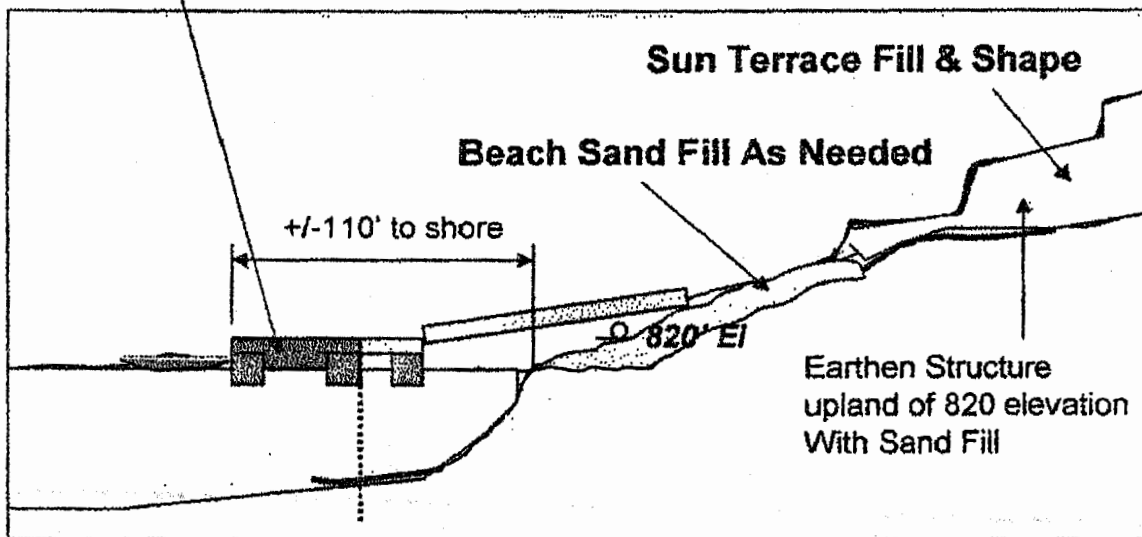
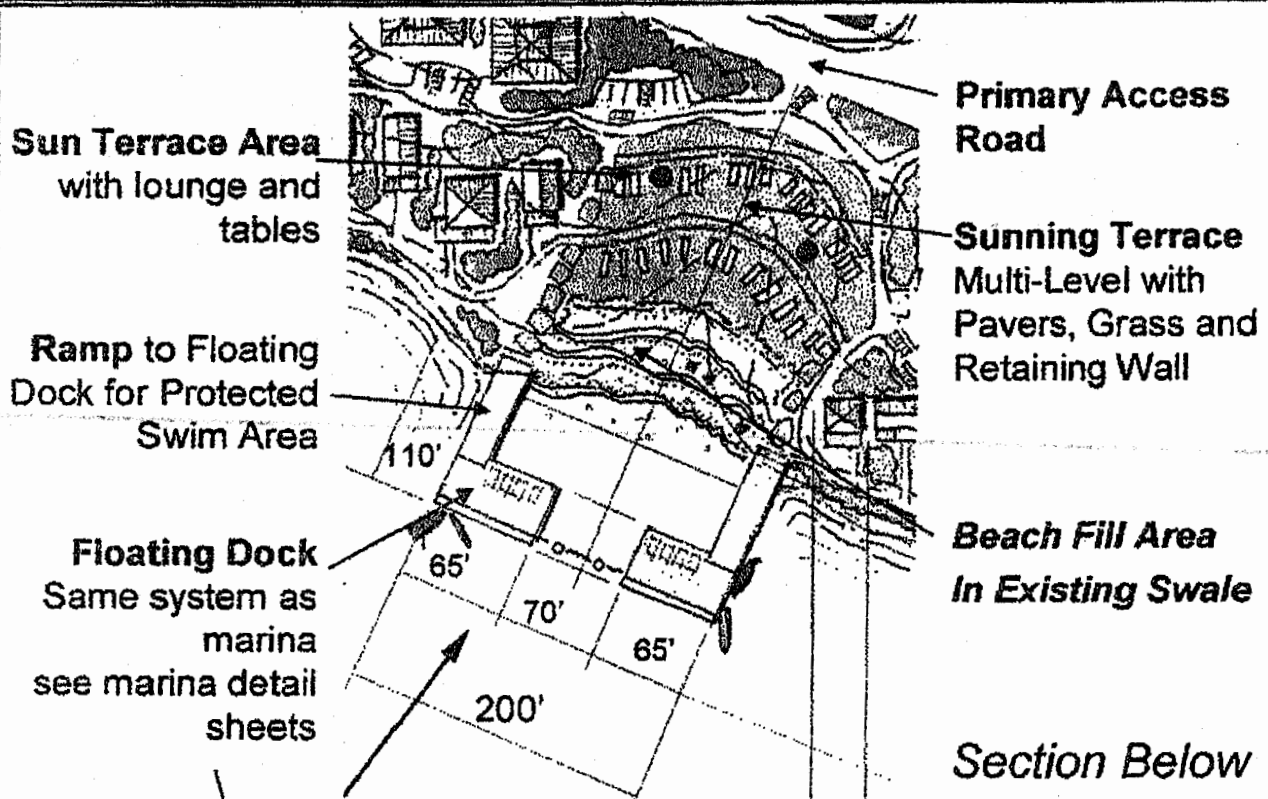


**SEQUOYAH LODGE & LAKE RESORT - LAKE TELICO**  
A project of the Eastern Band of the Cherokee Indians  
& The Overhill Development Company

EXHIBIT E  
FILE NO. 200300914  
PN NO. 04-30

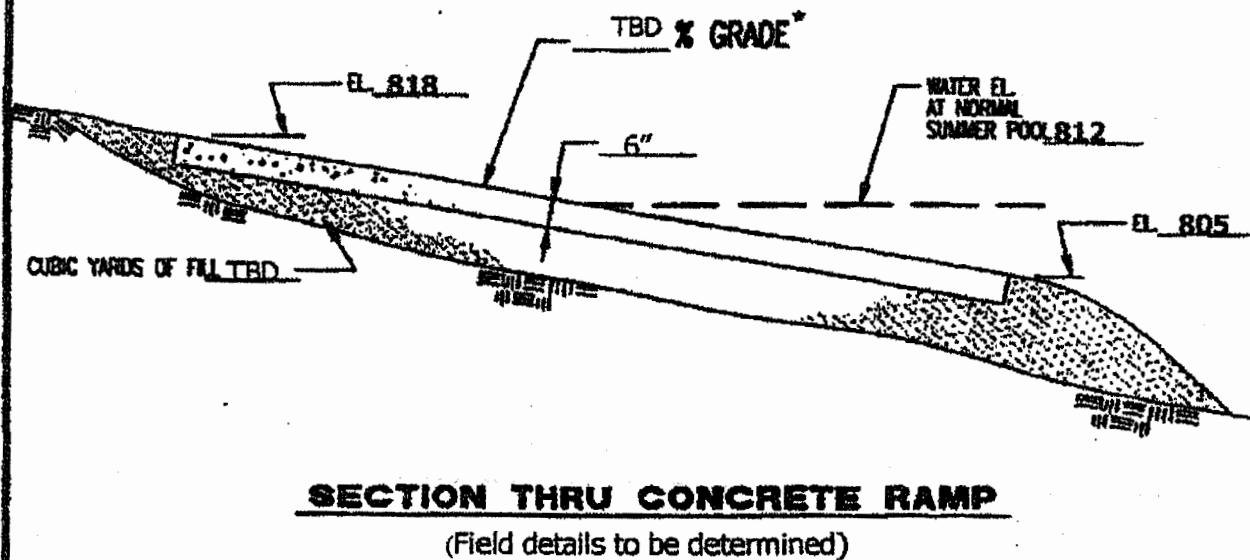
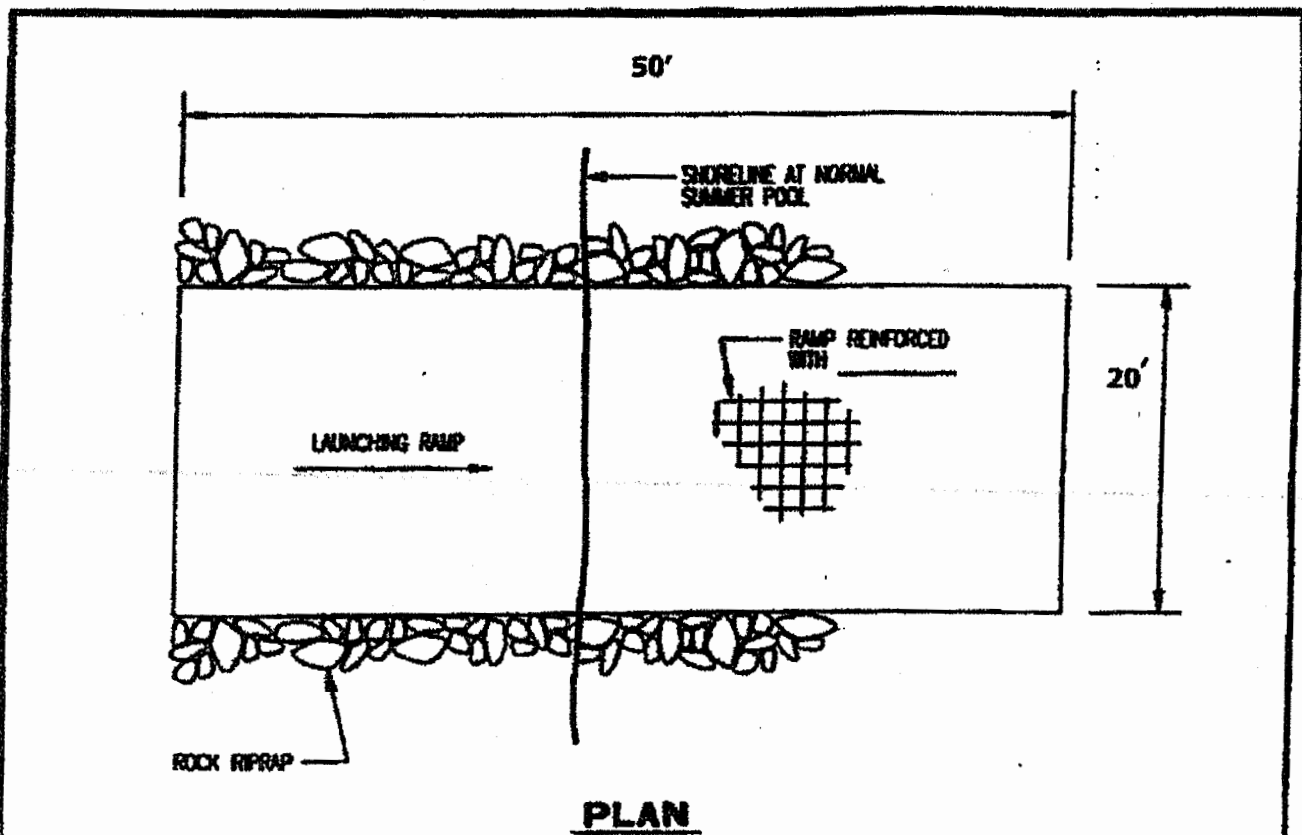


# Description of Swim Center



**SEQUOYAH LODGE & LAKE RESORT - LAKE TELlico**  
 A project of the Eastern Band of the Cherokee Indians  
 & The Overhill Development Company

EXHIBIT F  
 FILE NO. 200300914  
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THE NORMAL SUMMER WATER LEVEL IS: 812

**NOTE:**  
INCLUDE ALL DIMENSIONS AND ELEVATIONS WHERE INDICATED.

\*IN ACCORDANCE WITH INDUSTRY STANDARDS, A SLOPE BETWEEN 12% AND 15% IS RECOMMENDED

<b>SEOUOYAH LODGE RAMP</b>	
<b>TYPICAL CONCRETE RAMP DETAIL</b>	
PROJECT LOCATION INFORMATION:	
STREAM NAME _____	SUBDIVISION NAME _____
RESERVOIR NAME <u>Tellico Lake</u>	LOT NUMBER _____
MILE MARKER _____	MAP NO. _____
(APPLICANT'S NAME) <b>Overhill Development Company</b>	

EXHIBIT G  
FILE NO. 200300914  
PN NO. 04-30

SEQUOYAH LODGE & LAKE RESORT

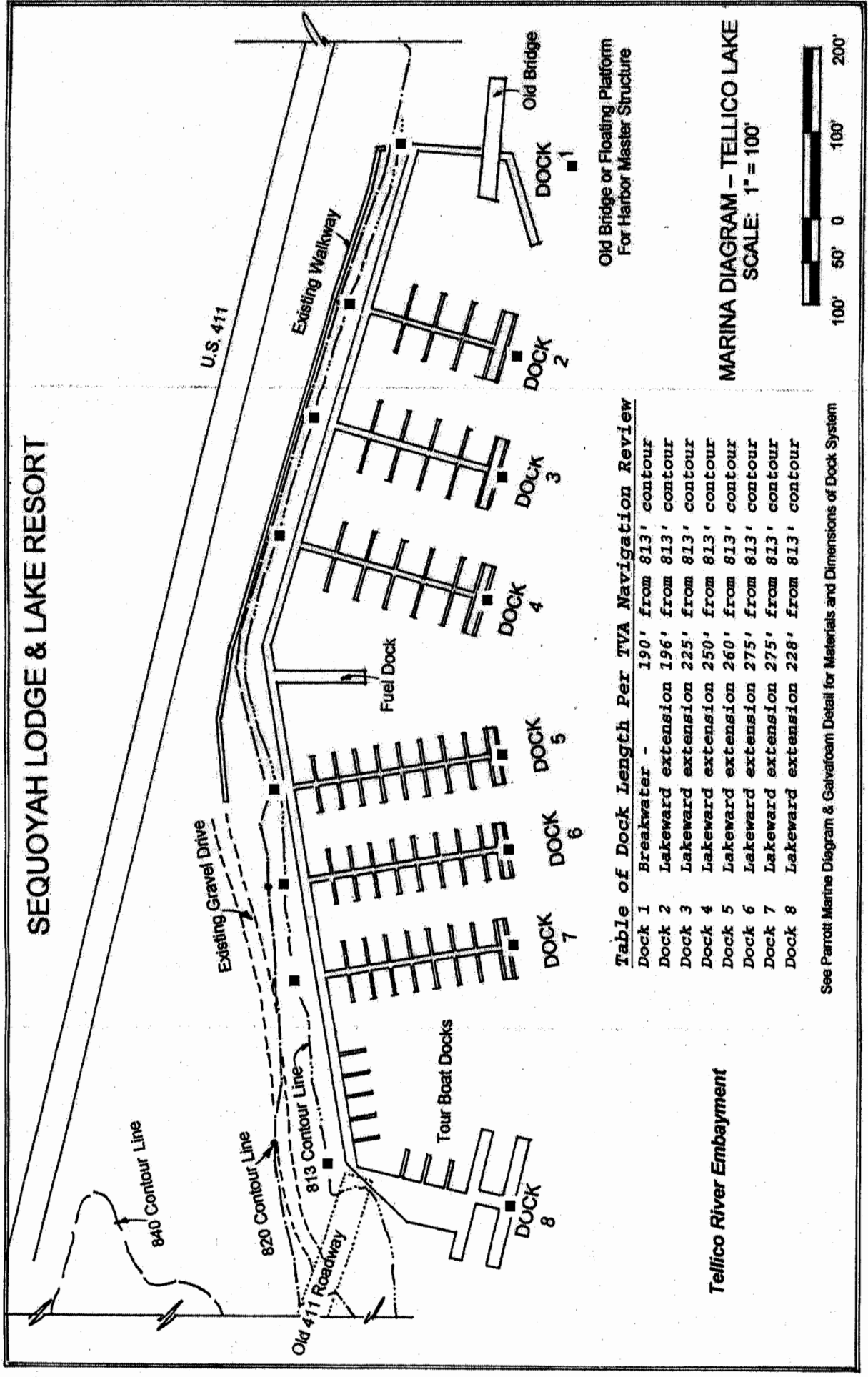


Table of Dock Length Per TVA Navigation Review

Dock 1	Breakwater -	190' from 813' contour
Dock 2	Lakeward extension	196' from 813' contour
Dock 3	Lakeward extension	225' from 813' contour
Dock 4	Lakeward extension	250' from 813' contour
Dock 5	Lakeward extension	260' from 813' contour
Dock 6	Lakeward extension	275' from 813' contour
Dock 7	Lakeward extension	275' from 813' contour
Dock 8	Lakeward extension	228' from 813' contour

Tellico River Embayment

See Parrott Marine Diagram & Galvafoam Detail for Materials and Dimensions of Dock System

MARINA DIAGRAM - TELlico LAKE  
SCALE: 1" = 100'

# Description of Fuel and Pump-out Facilities

## Lift Station

Sized by future wastewater design for the entire project  
Site sewer will flow by gravity and force main to the station- Marina pump-out will be by floating tank and pump

## Elevated Fuel Tank

To meet Tenn DOT and TVA Standards -Sized to service rental and transient demand  
All materials and connections will meet fuel facility safety standards

Gravity and force main feed to Lift Station flow will go to Vonore Facility

## Access

Cul de Sac area will provide fuel truck and sewer service access

Highway 411

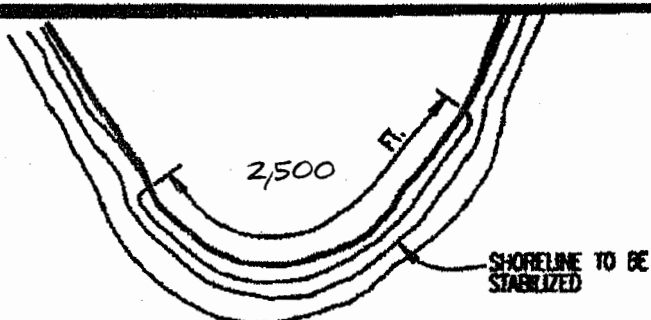
Floating Pump-out and fuel flex lines to upland Lift Station and Fuel tank

Floating Fuel and Pump out area Subject to Final Dock Design

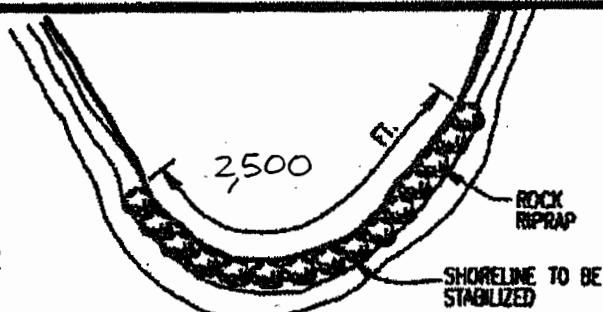
## **SEQUOYAH LODGE & LAKE RESORT-LAKE TELICO**

A project of the Eastern Band of the Cherokee Indians  
& Overhill Development Company

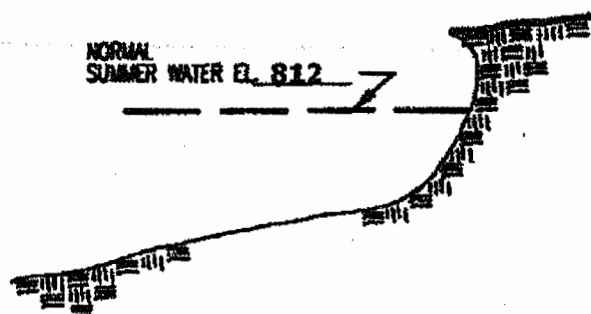
EXHIBIT I  
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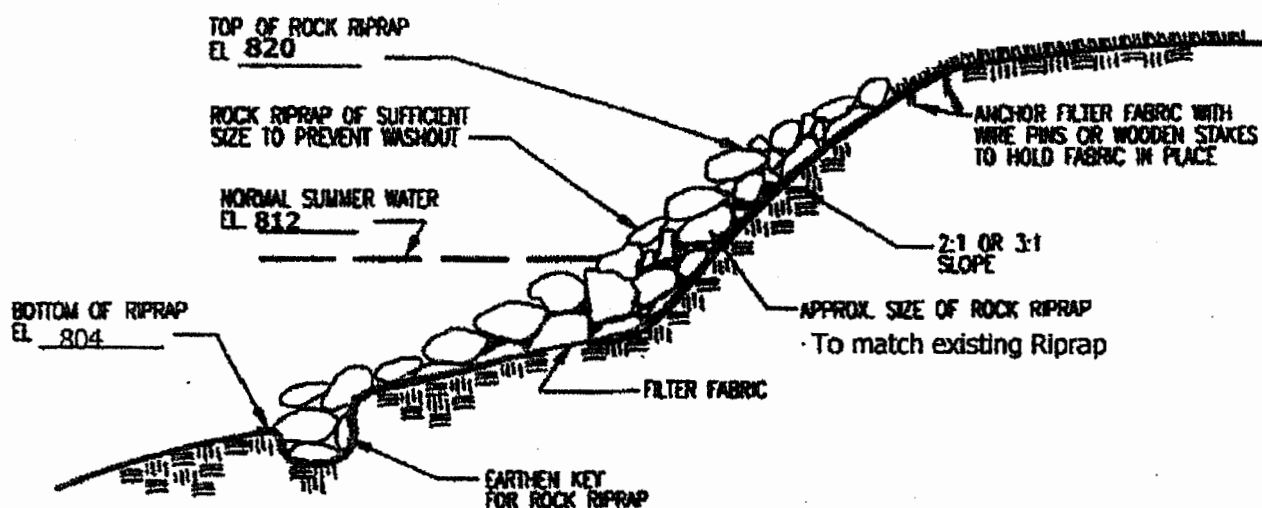
**PLAN SHOWING  
EXISTING SHORELINE**



**PLAN SHOWING  
STABILIZED SHORELINE**



**SECTION SHOWING EXISTING SHORELINE**



**SECTION SHOWING STABILIZED SHORELINE**

THE NORMAL SUMMER WATER LEVEL IS:

Installation will occur  
based on erosion studies & conditions

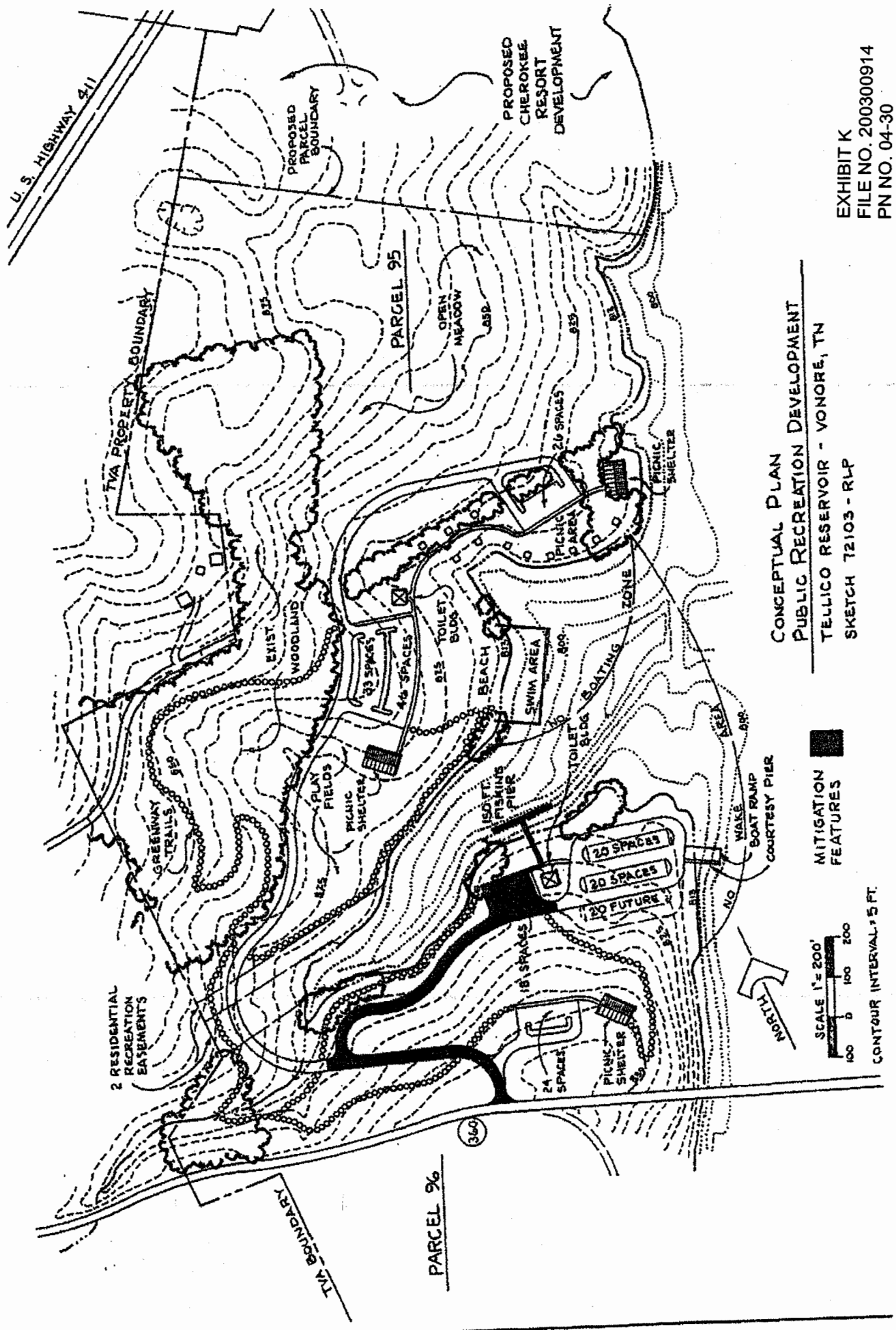
**NOTE:**

INCLUDE ALL DIMENSIONS AND ELEVATIONS  
WHERE INDICATED.

<b>DM</b>	<b>SEQUOYAH LODGE MARINA STABILIZATION</b>	
	<b>TYPICAL SHORELINE ROCK RIPRAP</b>	
PROJECT LOCATION INFORMATION:		
STREAM NAME	SUBDIVISION NAME	
RESERVOIR NAME <b>TELLICO LAKE</b>	LOT NUMBER	
MILE MARKER	MAP NO.	
( APPLICANT'S NAME ) <b>OVERHILL DEVELOPMENT COMPANY</b>		

EXHIBIT J  
FILE NO. 200300914  
PN NO. 04-30





CONCEPTUAL PLAN  
PUBLIC RECREATION DEVELOPMENT  
TELICO RESERVOIR - VONORE, TN  
SKETCH 72103 - RLP

EXHIBIT K  
FILE NO. 200300914  
PN NO. 04-30